I claim:

1. A lease auction method comprising the steps of:

(a) providing to at least one lessor's computer via a computer network a first plurality of lessee qualitative variables and a first plurality of lessee quantitative data regarding a lease received at a lessee's computer;

(b) receiving from each lessor's computer via the computer network a second plurality of lessor qualitative variables and a second plurality of lessor quantitative data regarding the lease;

(c) receiving from the lessee's computer via the computer network for at least one of the second qualitative variables for each lessor at least one of a grade and a relative weight related to an importance of the at least one second qualitative variable to the lessee;

(d) for each lessor, processing the at least one of the grade and the relative weight received for the at least one second qualitative variable and the lessor quantitative data to determining a weighted total score;

(e) ranking the weighted total scores;

(f) providing the ranked weighted total scores to the lessee's computer and each lessor's computer via the computer network; and

(g) repeating steps (c) through (f) each time a change of at least one of the lessor qualitative variables or at least one of the lessor quantitative data is received from at least one of the lessor's computers via the computer network.

2. The lease auction method as set forth in claim 1, further including the steps of:

receiving from the lessee's computer via the computer network a first plurality of lessee qualitative variables and a first plurality of lessee quantitative data;

processing the first plurality of lessee qualitative variables and the first plurality of lessee quantitative data to obtain a first lease simulation outcome;

providing the first lease simulation outcome to the lessee's computer via the computer network;

receiving from the lessee's computer via the computer network at least one of a second plurality of lessee qualitative variables and a second plurality of lessee quantitative data;

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processing the at least one of the second plurality of lessee qualitative variables and the second plurality of lessee quantitative data to obtain a second lease simulation outcome;

providing the second lease simulation outcome to the lessee's computer via the computer network; and

providing the first or second plurality of lessee qualitative variables and the corresponding first or second plurality of lessee quantitative data to the at least one lessor's computer in step (a) based on the first or second lease simulation outcome provided to the lessee's computer via the computer network.

3.   The lease auction method as set forth in claim 2, further including the steps of:
      commencing the auction after completing one or more lease simulations; and
      terminating the auction at one of (i) a predetermined time and (ii) after expiration of a predetermined interval.

4.   The lease auction method as set forth in claim 1, wherein the lessor qualitative variables and the lessee qualitative variables include at least one of the following:
      lessor's loan documents;
      lessor's reputation;
      lessor's knowledge of the item being leased;
      lessor's status as a private or public entity; and
      whether the lessor is also a vendor.

5.   The lease auction method as set forth in claim 1, wherein the lessor quantitative variables and lessee quantitative variables each include at least one of the following:
      borrowing rate;
      term of lease;
      estimated lease payments;
      total net present value (NPV);
      acquisition cost; and
      ratio of total NPV divided by acquisition cost.

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